

32-61-12

DEED OF DISTRIBUTION  
BY  
PERSONAL REPRESENTATIVE

THIS deed is made by **Laurie A. Hawkes** of New York, NY, Personal Representative of the **Estate of Doris M. Hawkes**, deceased, (Kennebec County Probate Court Docket No. 2004-719), Grantor, to **Dorieanne Winters**, of 411 Evergreen Drive, Waterville, ME 04901, Grantee.

WHEREAS, the Last Will of Doris M. Hawkes, deceased, was duly admitted to probate in the Probate Court of Kennebec County, Maine; and

WHEREAS, Grantor was duly appointed Personal Representative of said estate and are now qualified and acting in said capacity; and

WHEREAS, the Grantee is determined to be the person entitled to distribution of the hereinafter described real property, and Grantor is authorized to distribute the same to Grantee.

NOW, THEREFORE, Grantor conveys, assigns, transfers, and releases to Grantee certain land, together with building and improvements thereon, located in Waterville, Kennebec County, Maine, being more particularly bounded and described as follows:

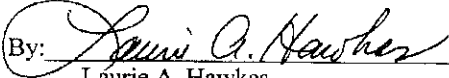
THE UNIT known and designated as Unit 27 in RIDGWOOD COMMONS CONDOMINIUM located in said Waterville as shown on the Condominium Plat by A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on March 11, 1988, in Kennebec County Registry of Deeds, Plan File No. E-88032. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986, and recorded in said Registry, Book 2919, Page 320, together with the Amendments to Declaration dated June 30, 1986, recorded in said Registry, Book 2998, Page 275; dated September 4, 1986, recorded in said Registry, Book 3018, Page 195; and dated October 14, 1987, recorded in said Registry, Book 3251, Page 27, and the same are incorporated by reference herein. The aforesaid plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry, Plan Files E-86033, E-86034 and E-86035.

Any and all rights, assessments, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Meaning and Intending to convey the same premises described in a Warranty Deed from Jean F. Lamond and Ann M. Bieling to Doris M. Hawkes dated June 27, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5391, Page 14.

Dated: May 19, 2005

Estate of Doris M. Hawkes

By:   
Laurie A. Hawkes  
Personal Representative

Q  
m.o.s.p

STATE OF MAINE  
KENNEBEC, SS.

Date: May 19, 2005

32-6112

Before me, the undersigned, a notary public, duly commissioned and qualified for and residing in said county and state, personally appeared Laurie A. Hawkes as Personal Representative of the **Estate of Doris M. Hawkes**, deceased, to me known to be the identical person who executed the foregoing Deed of Distribution and acknowledged the same to be her free act and deed.

Before me,



Notary Public

**ROBERT M. MARDEN**  
Attorney at Law/Notary Public, Maine  
My Commission expires December 4, 2009

Received Kennebec SS.  
06/02/2005 3:12PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS